
Board of Assessors Minutes, 08/07/13

Town of Mashpee

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

BOARD OF ASSESSORS – PUBLIC SESSION

**Mashpee Town Hall – Popponesset Meeting Room 3
Wednesday, August 7, 2013 – 6:00 PM**

Minutes of the Meeting of 8/07/2013

Board Members Present:

Gregg Fraser, Chairman
Paul Andrews, Vice Chairman
Sheldon Holzer, Clerk

Also Present:

Jason Streebel, Director of Assessing

CALL TO ORDER

Chairman Gregg Fraser called the meeting to order at 6:00 PM.

PUBLIC COMMENTS - None.

REVIEW OF MINUTES

Paul Andrews made a motion that the minutes from the Board of Assessors Public Session dated 6/05/2013 be approved as presented. Sheldon Holzer seconded the motion. The motion was unanimously approved.

NEW BUSINESS

A. Board Reorganization.

Sheldon Holzer made a motion that Paul Andrews be nominated as Chairman of the Board of Assessors. Gregg Fraser seconded the motion. The motion was unanimously approved.

Paul Andrews made a motion that Sheldon Holzer be nominated as Vice Chairman of the Board of Assessors. Gregg Fraser seconded the motion. The motion was unanimously approved.

Paul Andrews made a motion that Gregg Fraser be nominated as Clerk of the Board of Assessors. Sheldon Holzer seconded the motion. The motion was unanimously approved.

B. Motor Vehicle Abatement Application: Mark Benoit, 11 Hane Road

Sheldon Holzer made a motion that the motor vehicle abatement application received from Mark Benoit, 11 Hane Road, be approved, as recommended by Assessing Director Jason Streebel. Gregg Fraser seconded the motion. The motion was unanimously approved.

C. Release of Town Overlay to Overlay Surplus Account

Gregg Fraser made a motion to approve the release of the following Town Overlay funds to the Overlay Surplus Account:

FY2003 - \$419.67
FY2004 - \$27,065.58
FY2005 - \$23,593.84
FY2006 - \$25,477.01
FY2007 - \$26,286.86
FY2008 - \$125,000.00

Sheldon Holzer seconded the motion. The motion was unanimously approved.

D. Release of Water District Overlay to Overlay Surplus Account

Sheldon Holzer made a motion that the Board of Assessors approve the release of the following Water District Overlay to the Overlay Surplus Account:

FY2003 - \$40.36
FY2004 - \$337.85
FY2005 - \$5,571.39
FY2006 - \$11,757.93
FY2007 - \$17,320.50
FY2008 - \$2,005.42
FY2009 - \$24,048.54
FY2010 - \$14,502.08
FY2011 - \$8,573.28

Gregg Fraser seconded the motion. The motion was unanimously approved.

E. State Tax Form CP1 for FY2013 submitted for Approval by Board of Assessors

Jason Streebel stated that the tax form was prepared each year by Town Accountant Dawn Thayer. Mr. Streebel stated that he had reviewed the form and reported that the numbers on the report seemed accurate and appropriate.

Sheldon Holzer made a motion that the Board of Assessors approve the State Tax Form CP1 for FY2013 submitted by Town Accountant Dawn Thayer. Gregg Fraser seconded the motion. The motion was unanimously approved.

F. Discussion of State Owned Land

Jason Streebel stated that 5 years ago there was an issue with the state owned land. For the land that the state has acquired that was previously taxable in Mashpee, the state reimburses Mashpee in lost taxes. The state and the DOR puts a value on the land every 5 years. Five years ago Mashpee had an \$89MM value, and dropped the value to \$14 MM in their assessment. There were numerous errors, omissions and mistakes, both objective and subjective. After many months of negotiating and arbitrating the whole process, at the eleventh hour, an agreement was reached for \$46.5MM in assessed value. This year the new values have dropped to just over \$19MM, and the State has omitted any of the changes that previously had been worked out. There are simple mistakes that need to be worked out. One of the main areas of contention is South Cape Beach that originally was part of New Seabury. It was permitted to have 14,000 square feet of commercial area, with another 500 sq. ft. of residential property. The permit is still effective, and the zoning has not changed. Jason Streebel stated that the other area that he wants to contest is the State's methodology, which is only to allow what is considered a frontage to go back 40,000 sq. ft. Mr. Streebel's contention is that with a larger parcel of 200 acres, that is not how a developer would look at things: he would put a road in, and put a subdivision in. Jason Streebel stated that he is meeting Friday with Town Counsel Patrick Costello and has filed an appeal with the APB and is prepared to go through another round of negotiations.

G. Update on Redacted Executive Session Minutes

Jason Streebel stated that he is up to date on receipt of redacted executive session minutes and is working with IT for website posting.

NEXT MEETING

The next meeting of the Board of Assessors is TBD.

ADJOURNMENT

As there was no further business, Sheldon Holzer made a motion that the meeting be adjourned. Paul Andrews seconded the motion. The motion was unanimously approved. The meeting was adjourned at 6:20 PM.

Respectfully submitted,

Ina G. Schlobohm
Recording Secretary